

FILE NO. PDC20-020
DUPONT VILLAGE
DEVELOPMENT STANDARDS
03/14/2022

**In any cases where the graphic plans and text may differ, this text takes precedence. **

RESIDENTIAL AREA

Base Zoning District

The base Zoning District for the Planned Development Zoning District is the R-M Multiple Residence Zoning District.

Permitted Uses

- Permitted uses of the Transit Residential (TR) Zoning District as set forth in Title 20 of the San José Municipal Code (SJMC), as may be amended.

Conditional and Special Uses

- Special and Conditional uses of the Transit Residential (TR) Zoning District as set forth in Title 20 of the San José Municipal Code, as may be amended, with the issuance of a Planned Development Permit or Planned Development Permit Amendment.

Development Standards

Density

- Residential: 65-450 Du/Ac, consistent with the approved Diridon Station Area Plan (DSAP)
- Residential/Commercial Mixed Use: Minimum 65 Du/Ac, Maximum 12.0 FAR, consistent with DSAP

Building Height

- Building heights shall be consistent with the height limits described in the Diridon Station Area Development chapter of the Diridon Station Area Plan, as may be amended.

Architecture & Site Design

- Residential development shall be consistent with the goals, policies, and standards as described in the Urban Design section of the Diridon Station Area Plan, as may be amended, except where an exception has been granted.

Perimeter Setbacks

- Residential development setbacks (all setbacks are measured from property

lines):

- Front (from McEvoy): Minimum 0' setback permitted, Maximum 15'
- Side
 - From Park Avenue: Minimum 16'
 - From Dupont: Minimum 0' permitted, 20' maximum
- Rear: Minimum 21' from Peninsula Corridor Joint Powers Board property, Minimum 18' from Santa Clara Valley Transportation Authority property
- Architectural features may be allowed to project up to 2' into any setback area, consistent with SJMC Title 20 Section 20.30.400, as may be amended.

Parking

- Parking shall be consistent with Title 20.
- Vehicle parking shall be designed in accordance with allowed Density Bonus Law parking reduction, if applicable. Otherwise, vehicle parking should be provided as required pursuant to Title 20 of the San Jose Municipal Code, as may be amended.
- Motorcycle parking shall only be required for the commercial use, with a minimum requirement of 3 spaces.
- Small car parking spaces shall be allowed in excess of SJMC Title 20 section 20.90.060, with up to 45% of provided spaces to be small car spaces
- Bicycle parking shall be provided as required pursuant to Title 20 of the San José Municipal Code, as may be amended.

Performance Standards

- The performance standards shall be consistent with the performance standards of the TR Transit Residential Zoning District, as amended.

Open Space

- Common Open Space:
 - Building A: 75 SF per unit required
 - Building B: 35 SF per unit required
- Private Open Space:
 - Building A: Average of 40 SF per unit
 - Building B: none required

ENVIRONMENTAL MITIGATION

- Implement the mitigation measures identified in the Addendum to the certified 2040 Downtown Strategy Environmental Impact Report for File No. PDC20-020, and related mitigation monitoring and reporting program, as may be amended.